



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
APRIL 21, 2016
1:30P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:32 p.m. Commissioner Landeros present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Desai
Commissioner Brannon
Commissioner Perez
Commissioner Benitez
Commissioner Landeros
Commissioner Ardivino
Commissioner Bustamante
Commissioner Livingston

COMMISSIONERS ABSENT:

Commissioner Madrid

AGENDA

Commissioner Brannon read the rules into the record. Kimberly Forsyth, Program Manager, read the revisions to the agenda into the record.

***WITHOUT OBJECTION THE CHANGES TO THE AGENDA WERE APPROVED AS PRESENTED.**

AYES: Commissioner Desai, Brannon, Perez, Benitez, Landeros, Ardivino, Bustamante, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Madrid

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

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II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

PUBLIC HEARING Resubdivision Combination:

1. **SUSU15-00083:** Diamantina Subdivision – A portion of Tracts 357 and 358, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
- Location: West of Dyer and South of Hondo Pass
- Existing Zoning: R-4 (Residential)
- Property Owner: Casas Diamantina LLC
- Representative: Dorado Engineering
- District: 2
- Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***WITHOUT OBJECTION SUSU15-00083 WAS POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY, 5, 2016.**

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Karla Nieman, Assistant City Attorney, noted that according to the General Provisions of our code, Title 2, under Boards and Commissions, it states that after the member's term has expired, there is a 30 day holding over provision. Commissioner Landeros' term expired in January of 2016, so the 30 day holding over provision has expired. As 2nd chair, Commissioner Ardivino took over the meeting and Commissioner Landeros stepped down.

Commissioners thanked Commissioner Landeros for his service.

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PUBLIC HEARING Easement Vacation:

2. **SUET16-00001:** 14504 Long Shadow Easement Vacation – A portion of Lot 14, Block 389, Tierra Del Este Unit Sixty Nine, City of El Paso, El Paso County, Texas
Location: East of Zaragoza and South of Edgemere
Existing Zoning: R-5 (Residential)
Property Owner: Juan Garcia
Representative: Calderon Engineering
District: 5
Staff Contact: Joaquin Rodriguez, (915) 212-1608,
 rodriguezix3@elpasotexas.gov

***WITHOUT OBJECTION, ITEMS SUET16-00001 AND PZST15-00038 WERE HEARD TOGETHER.**

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to vacate a .0029 acre portion of an unused public utility easement. The purpose of this vacation is to accommodate a residential addition to be constructed. Staff did not receive any opposition from any reviewing departments and is recommends approval of the vacation request.

Raquel Garcia, property owner, concurred with staff's comments.

Commissioner Ardivino asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE SUET16-00001**.

Motion passed.
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PUBLIC HEARING Rezoning Applications:

3. **PZRZ15-00039:** Lot 1, Block 1, Shadow Mountain, City of El Paso, El Paso County, Texas
Location: 201 Shadow Mountain
Zoning: C-1 (Commercial)
Request: From C-1 (Commercial) to G-MU (General Mixed-Use)
Existing Use: Vacant
Proposed Use: Mixed Use
Property Owner: Ten East Partners, L.P., a Texas Limited Partnership
Representative: Josh Meyers
District: 8
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Senior Planner, gave a presentation and noted that there is a revised staff report for this request. The applicant is requesting to rezone the subject property from C-1 (Commercial) to G-MU (General Mixed-Use). The proposed rezoning is to allow for a mix of residential, hotel, office, and retail uses. The development proposes 228 apartment units, 219 hotel rooms, and 41,691 square feet of retail space, along with 55,337 square feet of landscaping. A parking garage is proposed to accommodate the 715 proposed vehicular parking spaces. ADA and bicycle parking spaces are provided per code. Three points of access are provided off Shadow Mountain Drive. Staff received 4 e-mails, a petition with 73 signatures and 4 phone calls in

opposition and 1 e-mail in support to the rezoning request. Staff recommends approval of the rezoning request and acceptance of the Master Zoning Plan subject to the following conditions:

- Existing restrictive covenants and utility easement encroachments shall be addressed prior to the issuance of any building permits.
- Transportation comments shall be addressed prior to City Council, and
- Traffic mitigation fees are to be paid prior to the issuance of any building permits.

The Planning Division recommends a reduction in the proposed height to be more comparable to existing development in the vicinity.

Kobi Karr, architect for the project, noted the intent is to find a way through their site to connect Mesa to Shadow Mountain. He addressed some of the traffic concerns and elaborated on the height of the building. Mr. Karr will work with staff and accept staff's recommendations.

Kimberly Forsyth, Program Manager for Planning & Inspections, noted that a dedication of ROW is not part of this application. Right now it's shown as a private driveway easement.

Tony Do with the Streets Department noted one of the comments they made for the TIA is that traffic cannot be distributed through Lancers Way since it is a private street. They have to modify the TIA and redistribute the trips.

Commissioner Ardivino asked if there was anyone in the public who wished to speak in favor or against this request.

The following people spoke concerning this request.

- Martha Maldonado requested that this item be postponed to allow for more community input. She was not notified of this meeting but found out about it through the newspaper. She expressed her concern about how this project would impact traffic.

Mr. Gallinar clarified that the state code requires that staff notify residents within 200 feet of the subject property. The Municipal Code requires 300 feet which staff has done. Staff also sent out letters to the Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, and to the Coronado Neighborhood Association and in addition to that, there is on site posting. Mr. Gallinar volunteered to meet with Ms. Maldonado and the residents to give them any information that they need before this item goes to City Council.

- Rudy Placencio with the Board of Directors for the Thunderbird Condominium was representing approximately 70 owners who live across the street from the subject property. He feels this is a great opportunity for the city but expressed his and the residents' concern about the increase in traffic.
- Jim Stagler stated that he is in favor of this project but also expressed his concern about the increase in traffic.
- Mike Charter spoke in favor of this development.
- Richard Dayoub, President for the Greater El Paso Chamber of Commerce, spoke in favor of this development and noted that this project will add charm and be an incredible attraction to the westside community. He strongly encouraged the commission to approve this development as is and push it forward to city council.
- Debbie Hestor spoke in favor of this development and noted that she had no problem with the height or location.
- Martha Maldonado noted that the phone number posted on-site was incorrect.

Mr. Gallinar clarified that the number posted on-site is a correct number but there was some concern that callers could not leave a message. He noted that the issue has been resolved.

- Edward McCormick spoke in favor of this development. He feels this development will prosper El Paso.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE PZRZ15-00039 WITHOUT A MODIFICATION TO THE HEIGHT.**

Motion passed.

RECESS:

The City Plan Commission took a five minute recess at 2:39pm. The meeting reconvened at 2:45pm.

Commissioner Perez left the meeting during break.

4. **PZRZ16-00004:** Tracts 12-A and 13-A, Block 51, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: 9639 & 9701 Socorro Road
- Zoning: A-2/sc (Apartments/special contract), C-4/sc
(Commercial/special contract), C-4/H/sc
(Commercial/Historic/special contract)
- Request: From A-2/sc (Apartments/special contract), C-4/sc
(Commercial/special contract), C-4/H/sc
(Commercial/Historic/special contract) to S-D/sc (Special Development/special contract) and S-D/H/sc (Special Development/Historic/special contract)
- Existing Use: Vacant
- Proposed Use: Low-volume retail commercial and Apartments
- Property Owner: GECU
- Representative: SLI Engineering, Inc.
- District: 6
- Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***WITHOUT OBJECTION, (ITEM #4) PZRZ16-00004 AND (ITEM #9) PZCR16-00002 WERE HEARD TOGETHER.**

Jeff Howell, Senior Planner, gave a presentation on both items and noted that there are revised staff reports for both. The applicant is requesting to rezone the subject property from A-2/sc (Apartment/special contract), C-4/sc (Commercial/special contract) C-4/H/sc (Commercial/Historic/special contract) to S-D/sc (Special Development/special contract) and S-D/H/sc (Special Development/Historic/special contract), as well as for a request for a condition release to remove all conditions imposed by a special contract. The property is currently vacant and the proposed use is for low-volume retail commercial and apartment uses. Access is proposed from Socorro Road and Galilee Drive. Staff received 3 phone calls in opposition and one letter of concern to the rezoning request. Several phone calls were received inquiring of the proposed development. Staff recommends approval of the rezoning request as well as the request for a condition release to remove all conditions imposed by a special contract and acceptance of the detailed site development plan with the following conditions:

- A 15' (fifteen-foot) landscaped buffer with high-profile native trees of at least 2" (two-inch) caliper and 10' (ten feet) in height shall be placed at 15' (fifteen feet) on center along the property lines adjacent to any residential or apartment zoning districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of an certificates of occupancy, and;

- All commercial vehicle ingress and egress from Galilee Drive and Bahamas Street shall be prohibited.

Georges Halloul concurred with staff's comments.

Commissioner Ardovino asked if there was anyone in the public who wished to speak in favor or against this request.

The following persons spoke concerning this item.

- Elva Villalva spoke in opposition to these requests expressing her concern about traffic.

Mr. Gallinar translated for Elva Villalva and Mr. Jurado.

Tony Do from Streets Department addressed the board and noted that they look at the existing zoning versus the proposed zoning and if the difference in the land use intensity is such that exceeds a certain threshold there would be a traffic impact analysis required. No TIA was done for this area since the number of trips is lower than what is required for a TIA. When the plat application is submitted, the Streets Department can let TxDOT know that this road is over capacity and make recommendations to them concerning improvements that are needed.

- Eugene Montoya spoke in favor of the rezoning request but expressed his concern about the increase in traffic.
- Antonio Jurado spoke in opposition to this request expressing his concern about the increase in traffic. He was mostly concerned about the depreciation in value of his property if the rezoning is approved.
- Stan Okies spoke in favor of the request but feels the residents from this area are not getting enough attention from TxDOT.

Jeff Howell responded to their concerns and noted that the direct access would be through Galilee. He noted that the applicant is providing more parking than is required.

ACTION: Motion made by Commissioner Bustamante, seconded by Commissioner Livingston, and unanimously carried to **APPROVE PZRZ16-00004**.

Motion passed.

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5.	PZRZ16-00006:	Lots 40 - 43, Block 2, Zach White Industrial District, City of El Paso, El Paso County, Texas
	Location:	4610 Doniphan Drive
	Zoning:	P-1 (Planned Industrial)
	Request:	From P-1 (Planned Industrial) to C-4 (Commercial)
	Existing Use:	Vacant
	Proposed Use:	Automobile Sales
	Property Owner:	Reality Properties, LLC
	Representative:	Sitework Engineering, LLC
	District:	8
	Staff Contact:	Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from P-1 (Planned Industrial) to C-4 (Commercial) in order to allow for automobile sales. Automobile sales are not a permitted use in a P-1 (Planned Industrial) district, therefore necessitating the rezoning change. The conceptual site plan shows a 600 square foot portable office and automobile sales lot. Access to the subject property is proposed from Doniphan Drive. Staff has not received any phone calls or letters in support or opposition to the rezoning request. Staff recommends approval of the rezoning request.

Jorge Garcia with Sitework Engineering concurred with staff's comments.

Commissioner Ardovino asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE PZRZ16-00006**.

Motion passed.

PUBLIC HEARING Special Permit Applications:

6. **PZST15-00038:** Lot 14, Block 389, Tierra Del Este #69, City of El Paso, El Paso County, Texas
Location: 14504 Long Shadow Avenue
Zoning: R-5 (Residential)
Request: Infill development - to allow for side street yard setback reduction
Existing Use: Single-family dwelling
Proposed Use: Addition to the existing single-family dwelling
Property Owners: Raquel and Juan Garcia
Representatives: Raquel and Juan Garcia
District: 5
Staff Contact: Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

***WITHOUT OBJECTION, (ITEM #2) SUET16-00001 AND (ITEM #6) PZST15-00038 WERE HEARD TOGETHER.**

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE PZST15-00038**.

Motion passed.

7. **PZST16-00006:** Tracts 1-L-1 and 1-L-2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Location: North of Tyler Seth Avenue and East of Westside Drive
Zoning: R-2/c (Residential/conditions)
Request: Infill Development - to allow for cumulative front & rear yard setbacks
Existing Use: Vacant
Proposed Use: Single-family dwellings
Property Owner: Palo Verde Development, LLC
Representative: Eric Little
District: 1
Staff Contact: Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the cumulative front and rear yard setbacks to allow for 39 single-family dwelling units. The subject property is located 16.54 acres in size and is currently zoned R-2 with a condition and is currently vacant. The single family dwellings are permitted use in an R-2 zone district, however, the cumulative front and rear yard setbacks do not meet the requirements. The existing zoning conditions are that the density be restricted to 2.5 units per

acre and that the property owner provide a 10' pedestrian pathway connection to the Stevens lateral and plant trees along Tyler Seth and Westside Drive.

These conditions will be satisfied with the approval of the special permit and detailed site development plan application. Access is proposed via Tyler Seth Avenue. Staff has not received any phone calls or letters in support or opposition to the special permit request. Staff recommends approval of the requests for special permit and detailed site development plan review for infill development.

Eric Little concurred with staff's comments.

Commissioner Ardovino asked if there was anyone in the public who wished to speak in favor or against this request.

- Lourdes Garcia expressed her concern about a 5' easement and wants to make sure the easement is left there and that they replace the ditch that was removed.

Ms. Forsyth noted that the easement situation would have nothing to do with the special permit for the setbacks. That would be a separate action and it will not be affected by this special permit.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE PZST16-00006**.

Motion passed.

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8.	PZST16-00008:	A Portion of Lot 6, Block 261, Vista Del Sol Unit Fifty, City of El Paso, El Paso County, Texas
	Location:	1500 Lomaland Drive
	Zoning:	C-2/sc (Commercial/special contract)
	Request:	Special Permit to allow a Personal Wireless Service Facility (PWSF) within a one-half mile distance of an existing PWSF
	Existing Use:	Self-storage facility
	Proposed Use:	Ground-mounted PWSF
	Property Owner:	El Paso Six Storage 18 (TX) LLC
	Representative:	Kevin Provance, Black & Veatch Corp., Agent for Verizon Wireless
	District:	7
	Staff Contact:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Senior Planner, gave a presentation and noted that the applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF) on the proposed site within a one-half mile radius of an existing PWSF site. The antennas and support structure will be camouflaged to resemble a palm tree, while the equipment will be screened/housed within two storage units. The proposed PWSF meets all setback and height requirements for location in a commercial district. The applicant opted to request a landscape buyout as permitted by the landscaping ordinance for PWSF facilities. The two nearest PWSF are 0.35 miles to the southeast and is located on Gateway Avenue and 0.7 miles to the northeast and is located on Rojas. A maintenance access easement within a driveway is proposed from Lomaland Drive. Staff received one phone call in opposition to the special permit request. Staff recommends approval of the special permit for a Personal Wireless Service Facility (PWSF).

Kevin Provance, agent for Verizon Wireless, concurred with staff's comments.

Commissioner Ardovino asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE PZST16-00008.**

Motion passed.

PUBLIC HEARING Zoning Condition Release Application:

9. **PZCR16-00002:** Tracts 12-A and 13-A, Block 51, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 9639 & 9701 Socorro Road
Zoning: A-2/sc (Apartments/special contract), C-4/sc
(Commercial/special contract), C-4/H/sc
(Commercial/Historic/special contract)
Request: Release of all conditions imposed by Special Contract
Existing Use: Vacant
Proposed Use: Low-volume retail commercial and Apartments
Property Owner: GECU
Representative: SLI Engineering, Inc.
District: 6
Staff Contact: Jeff Howell, (915) 212-1607, howellib@elpasotexas.gov

***WITHOUT OBJECTION, (ITEM #4) PZRZ16-00004 AND (ITEM #9) PZCR16-00002 WERE HEARD TOGETHER.**

ACTION: Motion made by Commissioner Bustamante, seconded by Commissioner Livingston, and unanimously carried to **APPROVE PZCR16-00002.**

Motion passed.

Other Business:

10. Discussion and action on the City Plan Commission minutes for:
April 7, 2016

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Bustamante, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR APRIL 7, 2016.**

Motion passed.

11. Planning Report:
"Discussion and action to submit a formal request to the City Manager, asking for Planning staff to work with the City Plan Commission's Long Range Planning Subcommittee on Plan El Paso implementation items."

***WITHOUT OBJECTION THE PLANNING REPORT "DISCUSSION AND ACTION TO SUBMIT A FORMAL REQUEST TO THE CITY MANAGER, ASKING FOR PLANNING STAFF TO WORK WITH THE CITY PLAN COMMISSION'S LONG RANGE PLANNING SUBCOMMITTEE ON PLAN EL PASO IMPLEMENTATION ITEMS" WAS POSTPONED TO TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 5, 2016.**

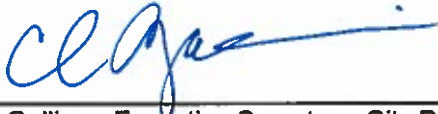
Mr. Gallinar, noted that he will forward a memo that captures some of the sentiments or things that the commission had requested staff to look at concerning the comp plan. He urged the commission to add any additional items that they want staff to look at and provide some input.

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ADJOURNMENT:

Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to adjourn this meeting at 3:47 p.m.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission